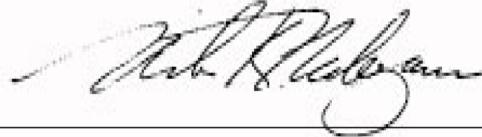


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Honorable Mike K. Nakagawa  
United States Bankruptcy Judge



5  
Entered on Docket  
June 08, 2012

6 SETH D. BALLSTAEDT, ESQ.  
Nevada Bar No.: 11516  
7 BALLSTAEDT LAW FIRM  
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10  
11 **IN THE UNITED STATES BANKRUPTCY COURT**  
**District of Nevada**

12  
13 **In Re:**

14 Margaret Charles

15 **Debtor(s)**

16 Case No. 12-11320-MKN  
Trustee:

Chapter 11

Hearing Date: May 23, 2012  
Hearing Time: 9:30 A.M.

17  
**ORDER TO VALUE COLLATERAL FOR PROPERTY AT 9101 West Alta Drive,**  
**#507G, Las Vegas NV 89145**

18  
19 THIS MATTER having come before the Court for a hearing on May 23, 2012, on Debtor's  
20 MOTION TO VALUE COLLATERAL; and based upon the papers and pleadings on file herein, and  
21 good cause appearing; the Court finds as follows:

22  
1. Debtor owns real property located at 9101 West Alta Drive, #507G, Las Vegas  
23 NV 89145 ("9101 West Alta Drive, #507G"). 9101 West Alta Drive, #507G is  
24 valued at \$700,000.00 as of the date of Debtor's Chapter 11 Petition. The 9101  
25 West Alta Drive, #507G Property is collateral for a secured claim held by Chase  
in the amount of \$1,200,000.00.

26  
[Mark only one box, and fill in blanks]

27  
\_\_\_\_\_  
28 Chase has filed a Proof of Claim [claim number] related to  
such, and such Proof of Claim claims a debt of [\$claim

1 amount]. Chase's Proof of Claim indicates that Chase has  
 2 assigned [insert account #] to this claim.

3 **[or]**  
 4 \_\_\_\_\_  
 5

6 Chase has **not** filed a Proof of Claim related to its claim,  
 7 but has assigned [insert account #] to this claim. The  
 8 Debtor's schedules list the amount of Chase's claims as  
 9 [\$.scheduled amount].

10 IT IS THEREFORE ORDERED THAT Chase's claim is bifurcated into an allowed  
 11 secured claim of \$700,000.00 and an allowed unsecured claim of \$500,000.00 pursuant to 11  
 U.S.C. Section 506(a).

12 IT IS FURTHER ORDERED THAT Chase shall retain their lien on the real property  
 13 located at 9101 West Alta Drive, #507G, Las Vegas NV 89145. The mortgage claim shall be  
 14 deemed as a partially unsecured claim to be paid pro rata with other similarly classified creditors  
 15 through the Debtor's Plan.

16 DATED this 5 day of June, 2012.  
 17

18 Submitted by:  
 19

20 /s/ Seth D. Ballstaedt  
 21 SETH D. BALLSTAEDT, ESQ.  
 22 9480 S. Eastern Ave, Ste 213  
 23 Las Vegas, Nevada 89123  
 24 Attorney for Debtor's

25 **ALTERNATIVE METHOD re: RULE 9021:**

26 In accordance with LR 9021, counsel submitting this document certifies that the order  
 accurately reflects the court's ruling and that :

27 \_\_\_\_\_ The court has waived the requirement set forth in LR 9021(b)(1).

28 \_\_\_\_\_ x No party appeared at the hearing or filed an objection to the motion.

29 \_\_\_\_\_ I have delivered a copy of this proposed order to all counsel who appeared at the  
 hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved  
 the order, or failed to respond, as indicated below:

30 \_\_\_\_\_ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this  
 order with the motion pursuant to LR 9014(g) and that no party has objected to the form or  
 content of this order.